

PHAP18-00037



Date: September 10, 2018
Application Type: Certificate of Appropriateness
Property Owner: James and Rachel Moreno
Representative: James and Rachel Moreno
Legal Description: 30 Manhattan Heights w. 66 ft. of 6, City of El Paso, El Paso County, Texas
Historic District: Manhattan Heights
Location: 2801 Silver Avenue
Representative District: #2
Existing Zoning: R-3/H (Residential/Historic)
Year Built: 1950
Historic Status: Contributing
Request: Certificate of Appropriateness for the installation of decorative tile on front step risers
Application Filed: 8/20/2018
45 Day Expiration: 10/4/2018

ITEM #4



GENERAL INFORMATION:

The applicant seeks approval for:

Certificate of Appropriateness for the installation of decorative tile on front step risers

STAFF RECOMMENDATION:

The Historic Preservation Office recommends APPROVAL WITH A MODIFICATION of the proposed scope of work based on the following recommendations:

The Design Guidelines for El Paso's Historic Districts, Sites, and Properties recommend the following:

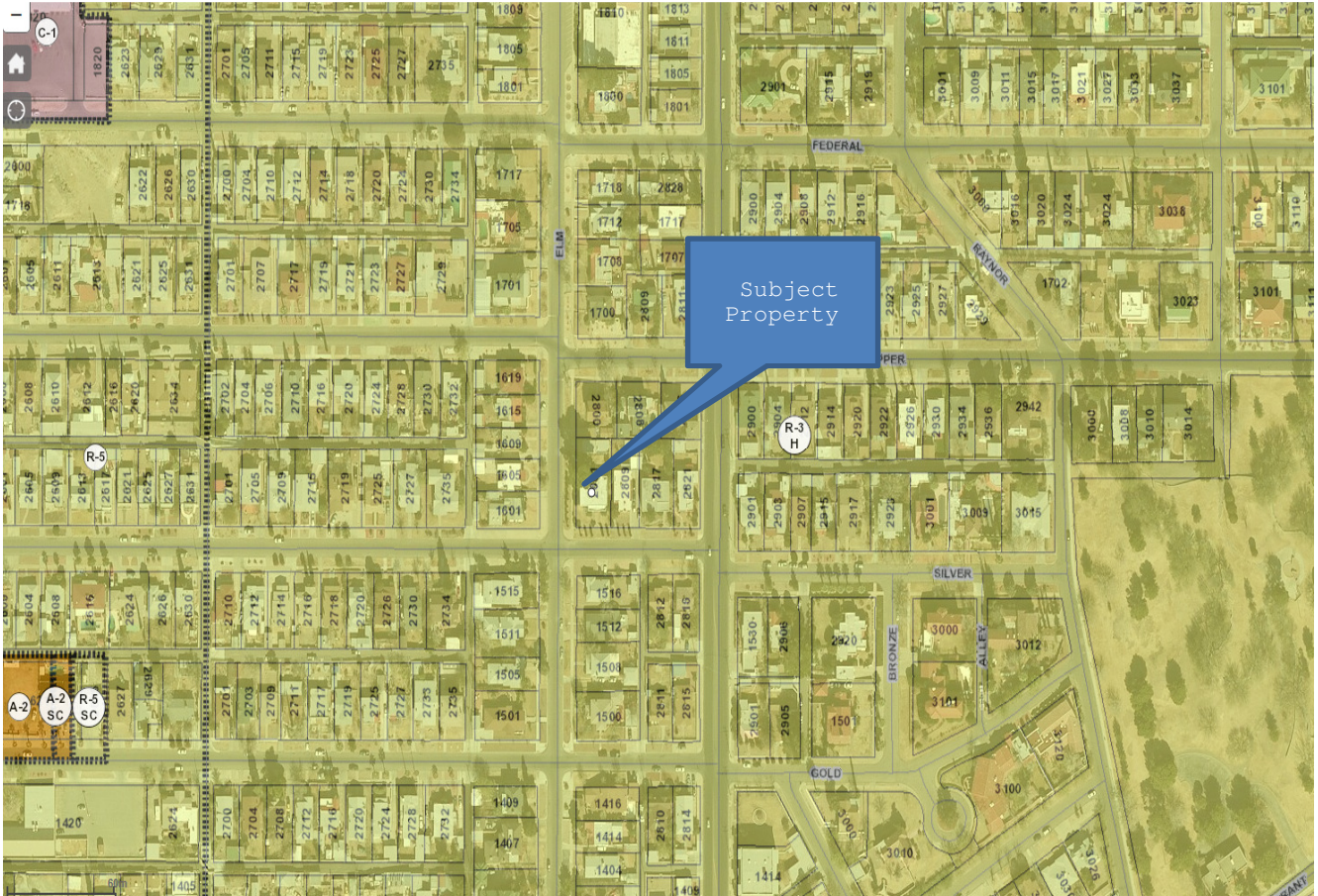
- *Porches are functional as well as decorative features that help to define the overall character of a building. Many buildings feature porches, which are one of the most common architectural features. A porch and all of its architectural elements should be maintained and repaired. If elements must be replaced, materials should match the original construction. Porch railings and columns should be constructed of wood, pre-cast concrete, or brick. Stucco and wrought iron are permitted if original and characteristic.*

The Secretary of the Interior's Standards for Rehabilitation recommend the following:

- *The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.*

The modification is that the new tile match the existing tile.

AERIAL MAP



EXAMPLE OF PROPOSED TILE

